

**Summary of the Minutes  
July 9, 2013 Regular Meeting  
City of Binghamton Zoning Board of Appeals  
City Council Chambers, City Hall**

---

**CALL TO ORDER**

Chair JoAnn Mastronardi called the meeting to order at 5:17 pm.

**ROLL CALL**

Present: Mastronardi, Warholic, Stiles, Donovan  
Absent: None  
Vacant Seats: One  
Staff Present: Sosa, McCullen, Day, Alpern (Intern)

**APPROVAL OF MINUTES**

Motion to Approve the Summary of the Minutes for the 6/4/13 ZBA Meeting, following an edit:

1<sup>st</sup> Mastronardi, 2<sup>nd</sup> Stiles; Margin: 4-0

**PUBLIC HEARINGS & DELIBERATIONS**

**18 Crandall Street (2013-15)**

Gary A. French appeared to provide information on the application. The public hearing was then opened. No one spoke in favor of the project. Arthur Ospelt, Mario DiFulvio, Mary Webster and City of Binghamton Councilwoman Teri Rennia spoke in opposition of the project. No letters were received in favor of the proposal. Letters in opposition were received from Rosemary Markoff and Robert Slocum. Chair Mastronardi then closed the public hearing.

*Motion to declare the proposed action an Unlisted action under the State Environmental Quality Review Act.*

Moved by Mastronardi, seconded by Warholic

**Motion carried (4-0)**

Ayes: Mastronardi, Donovan, Stiles, Warholic  
Nays: None  
Absent: None

*Motion to declare intent for the Zoning Board of Appeals to act as Lead Agency under the State Environmental Quality Review Act.*

Moved by Mastronardi, seconded by Warholic

**Motion carried (4-0)**

Ayes: Mastronardi, Donovan, Stiles, Warholic  
Nays: None  
Absent: None

*Motion to deny the requested Area Variance for Minimum Off-Street Parking for a Proposed Rooming House in the R-3, Multi-Unit Dwelling District.*

Moved by Mastronardi, seconded by Warholc

**Motion carried (4-0)**

Ayes: Mastronardi, Donovan, Stiles, Warholc

Nays: None

Absent: None

## **11 Main Street (2013-17)**

Robert Hutchings appeared to provide information on the application. The public hearing was then opened. City of Binghamton Councilwoman Teri Rennia and Mary Webster spoke in favor of the project. No one spoke in opposition of the project. No letters were received in support or in opposition of the proposed project. Chair Mastronardi then closed the public hearing.

*Motion to declare the proposed action an Unlisted action under the State Environmental Quality Review Act.*

Moved by Mastronardi, seconded by Warholc

**Motion carried (4-0)**

Ayes: Mastronardi, Donovan, Stiles, Warholc

Nays: None

Absent: None

*Motion to declare intent for the Zoning Board of Appeals to act as Lead Agency under the State Environmental Quality Review Act.*

Moved by Mastronardi, seconded by Warholc

**Motion carried (4-0)**

Ayes: Mastronardi, Donovan, Stiles, Warholc

Nays: None

Absent: None

*Motion to make a Negative Declaration for the proposed Unlisted Action, as Lead Agency under the State Environmental Quality Review Act.*

Moved by Mastronardi, seconded by Warholc

**Motion carried (4-0)**

Ayes: Mastronardi, Donovan, Stiles, Warholc

Nays: None

Absent: None

*Motion to approve the requested Area Variance for Minimum Off-Street Parking for a Restaurant in the C-1, Service Commercial.*

Moved by Mastronardi, seconded by Warholc

**Motion carried (4-0)**

Ayes: Mastronardi, Donovan, Stiles, Warholc

Nays: None  
Absent: None

### **121 Susquehanna Street (2013-18)**

Barry Blakeslee appeared to provide information on the application. The public hearing was then opened. Chris Ciatolli spoke in favor of the project. No one spoke in opposition of the project. No letters were received in support or in opposition of the proposed project. Following clarification from Planning Staff that 239-m Comments had yet to be received from Broome County Planning Department, Chair Mastronardi made a motion to table the public hearing.

*Motion to table the public hearing, and leave it open, until the next scheduled meeting of the Zoning Board of Appeals, August 6, 2013.*

Moved by Mastronardi, seconded by Warholic

#### **Motion carried (4-0)**

Ayes: Mastronardi, Donovan, Stiles, Warholic

Nays: None

Absent: None

### **21 S. Washington Street (2013-04)**

No representative for the applicant attended the meeting.

*Motion to table the case until the next scheduled meeting of the Zoning Board of Appeals, August 6, 2013.*

Moved by Warholic, seconded by Donovan

#### **Motion carried (4-0)**

Ayes: Mastronardi, Donovan, Stiles, Warholic

Nays: None

Absent: None

### **OTHER ITEMS OF DISCUSSION**

None.

### **ADJOURNMENT**

Moved by Stiles, seconded by Donovan

None opposed.

Adjourned at 6:10 p.m.